

# RESULT OF SURVEY

## Important notes to the client:

There is an apparent deed discrepancy. The deed call of 178.18 feet for the overall North-South limit is in conflict with adjoining deeds. Those deeds describing parcels North of the subject parcel proceed from the North while the subject parcel description proceeds from the South.

Although the Assessor's parcel map and the City of Phoenix quarter section maps conflict, both indicate that quarter-quarter-quarter section, within which the subject parcel lies, to be "short" of a standard section. Although extensive resurveying of the section was not undertaken by this surveyor it appears that because of the "short" section and the converging description calls a 1.30 foot deed overlap occurs.

The existing one inch iron pipe corner found to be in agreement with the South alignment of a chain link fence has been held to be "evidence of senior possession" by this surveyor and property limits are thusly shown. The alternate deed line is also shown and labeled accordingly.

There is an additional problem near the North line which is not related to a survey problem or a title question. The chain link fence has a gate positioned in such a way as to imply an easement to travel across the subject property. Certain unrecorded property rights may accrue, in some instances, due to long standing possession or use adverse to an adjoiner. Client should note the gate and give it due consideration. Its effect upon the client's property rights is not within the purview of this surveyor and an attorney should be consulted.

This surveyor has not been furnished with a title report enumerating easements and rights of way.

## Land Description:

The North 178.18 feet of the South 211.18 feet of the West 142 feet of the West one-half of the Southeast quarter of the Southwest quarter of the Southwest quarter;  
EXCEPT the West 59 feet of the North 118 feet of the South 151 feet; all in Section 28, Township 3 North, Range 3 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

UPDATE BY ANDREWS ATHERTON, INC. 12/21/83, JOB NO. 83/160.  
CORNERS VERIFIED IN PLACE.



FOR: <b>JOHN D. SCHETTER</b> 1563 BIRCH AVE. ESCUNIDO, CALF		
SCALE: 1"=30'	APPROVED BY: <i>SXA</i>	DRAWN BY K.E.O.
DATE: 5-13-81		REVISED
BY: <b>J.L. AND ANDREWS &amp; ASSOC.</b> 6747 N. BLACK CANYON FWY. PHOENIX, AZ.		
		DRAWING NUMBER <b>81-38</b>

DIN# 56760-1/1 A1-014  
APLS UPDATE 83-160

